



## 11 Old Rectory Road

Drayton, Portsmouth, PO6 1AH

**Offers in excess of £400,000**

Welcome to this spacious semi-detached house, now available for sale in a truly sought-after Drayton location! Perfectly positioned close to excellent local schools, this home offers fantastic sea views and generous living space throughout.

With three versatile reception rooms, there's plenty of room for family gatherings, entertaining friends, or simply relaxing after a long day. The property also boasts five double bedrooms, giving everyone in the household plenty of personal space. There are three bathrooms, providing convenience for busy mornings and larger households alike.

The property features a balcony, offering the perfect spot to enjoy your morning coffee while taking in the stunning sea views. There is both a large garage and off-road parking, ensuring you'll never have to worry about finding a space for your car or accommodating guests.

The house does require some modernising, making this a fabulous opportunity to stamp your own style and create the home of your dreams. With an EPC rating of C and solar panels (property of the homeowner), this home balances comfort with economy.

Don't miss your chance to secure a wonderful family home with huge potential in an ideal, community-focused setting. Book your viewing today!

- Balcony with stunning sea views
- 5 Double bedrooms
- Bathroom, En-Suite & downstairs W.C.
- Off road parking and garage
- Large & Spacious
- Log burner
- Requires modernising
- Good School catchment all ages
- Close to local shops, amenities & transport links
- Highly sought after area

### Viewing

Please contact our ROK Marsh Office on 02393233267 if you wish to arrange a viewing appointment for this property or require further information.





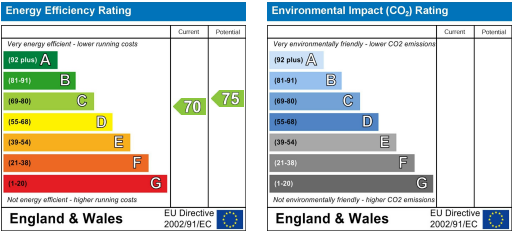
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.